

GILLESPIE FIELD DEVELOPMENT COUNCIL
May 21, 2013

AGENDA ITEM # 6

Weld Boulevard site RFP
Update and Proposed Schedule

Background

County Airport owns an approximate 29 acre area (net) on the northwest corner of Weld and Cuyamaca known as the Weld Boulevard site. The area has been released for non-aeronautical use by the FAA. The site is well located and close to State Route 52. A portion of the area must remain clear because of its location off the end of runway 27L. The area is also impacted by the Airport Land Use Compatibility Plan, with part of the site being restricted to low density uses such as warehousing.

County issued Request for Proposals in 2004 and Pacific Scene Commercial, Ltd. (Pacific Scene) was the successful proposer. A Development Agreement and Option to Lease (DAOL) and Lease was negotiated with Pacific Scene. The DAOL and Lease were recommended by the Gillespie Field Development Council (GFDC) and approved by the Board of Supervisors (BOS) on March 12, 2008. The DAOL gave Pacific Scene up to 2 years to complete entitlements and execute the lease, but allowed this period to be extended for Force Majeure, defined to include economic recession. Pacific Scene completed an EIR for the proposed development that was certified by City of El Cajon in August 2009.

The option period was to end by March 2010 but Pacific Scene asked for an extension due to recession, and County agreed. The DAOL did not provide any payment beyond the original \$75,000 to County for extensions. Total combined extensions provided an additional period of almost 3 years until January 2013. Following Pacific Scene's last request for an extension, County informed Pacific Scene that it would be the final extension, and would expire on January 31, 2013. The period expired without Pacific Scene executing the lease.

New Request for Proposals

Now that Pacific Scene's option has expired, County has been contacted by several interested parties. Airport staff is now planning to issue a new Request for Proposal (RFP). As the market, since the last RFP, had experienced a lot of changes, it was determined that in order to set the appropriate minimum rent for an RFP, a new appraisal would need to be done. The appraisal has been ordered and is anticipated to be complete within the next several weeks.

Proposed Schedule

The challenge in setting a schedule is to move soon, while the market is experiencing a revival but to also give the property a long enough time on the market to attract maximum interest. With this in mind, staff has prepared this proposed schedule for GFDC comments.

This schedule will be finalized by the time the full RFP is presented to GFDC in July.

<u>Item</u>	<u>Target</u>
Appraisal	Jun 2013
Complete RFP and Exhibits	July 2013
Draft RFP to GFDC	July 16, 2013
Publish RFP	July, 2013
Advertise RFP until	Aug 1, 2013
Mid RFP Briefing	Sept 15, 2013
Proposals Due	Mid Oct, 2013
Proposal Presentations	Late Oct 2013
Selection	Late Oct 2013
Complete Development Agreement or Lease	Nov 2013
GFDC Recommendation	Nov 2013
BOS Approval	Jan 2014

As shown on the above schedule, staff anticipates bringing the draft RFP to GFDC for comment at its next meeting in July.